



Planning Commission Minutes

Monday, April 1, 2019 – 6:30 PM • Council Chambers

Item	Presented By:	Action	Topic	Report
Call to Order & Roll Call	Steve Simiele		Steve Simiele, Resident & Chair Matt Boettcher, Vice Chair; Council Member David Blathers, Resident Jim Puthoff, Resident Matt Scott, Business Owner & Resident Ron Hirth, Administrator & Resident Terry Donnellon, Solicitor	Mr. Simiele called the meeting to order at 6:34 PM EST All members were present except Mr. Puthoff. Motion to excuse Mr. Puthoff by Mr. Boettcher. Second by Mr. Blathers. All voted in favor.
Set the Agenda & Adopt	Mr. Simiele	Review & Motion		Suggested reordering of agenda to address new business items then old business afterwards. Motion to adopt the agenda by: Mr. Boettcher Second by: Mr. Scott All voted in favor.
Persons Registered to Generally Address the Commission	None		None	
Minutes to be Approved		Review & Motion	February 4, 2019	https://www.golfmanoroh.gov/wp-content/minutes/2019/PC/GM_Council_020419_pc.pdf Motion to approve the minutes from the February 4, 2018 meeting by: Mr. Scott. Second by: Mr. Boettcher All voted in favor.
Discussion				
New Business	Mr. Donnellon		Two variance requests by Mr. Charles Chambers to convert the lower level garage space in each	<ul style="list-style-type: none"> Mr. Charles Chambers 6135 Crittenden 45244, general contractor representing the property owner, is requesting variance to convert garage space to

			building into additional living space at 2580 & 2600 Vera Avenue.	<p>living space to convert building to multi-level for first floor units.</p> <ul style="list-style-type: none"> • Mr. Donnellon asked about how drainage is being handled. • Question how additional parking will be accommodated. Mr. Chambers stated that there is adequate space to accommodate additional parking needs. • Discussion on whether input has been obtained from the fire district. • James Blathers, 6816 Miami Hills Dr. 45243. Owner of 2526, 2528 & 2534 Vera. Speaking in opposition to the variance. Concern about the amount of parking that is available. Concern for property value and making the area more densely populated. • Motion to table consideration of this issue until the May 6, 2019 Planning Commission meeting for applicant to perform additional research related to fire safety and parking issues by Mr. Boettcher. Second by Mr. Scott. All voted in favor.
Update on Old Business	Mr. Donnellon		Modernization of building code.	<ul style="list-style-type: none"> • Mr. Donnellon pulled together information regarding listed uses for commercial buildings. • Commission will review information materials provided for review and discussion at the next Planning Commission meeting.
Announcements				Next meeting Monday, May 6, 2019 @ 6:30 PM.
Adjourn				<p>Motion to adjourn at 7:33 PM DST by: Mr. Boettcher Second by: Mr. Blathers All voted in favor.</p>

Submitted by Ron Hirth, Administrator

Date: _____

Steve Simiele, Planning Commission Chair

Date: _____

Anna Gedeon, Asst. Clerk

Date: _____